Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-AR-22-6600

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-1380

Karen Johnson Davidson County
Batch# 925319 DEEDWARR
10/05/2022 10:10:53 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20221005-0109789

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($575,000.00) cash in hand paid, the receipt of which is hereby acknowledged, TERRA LEANNE REEVES, an unmarried person ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto ~~MATT~~ MATTHEW MAHAFFEY AND LETICIA MAHAFFEY, husband and wife, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Lying and being in the Eighth Civil District Davidson County, State of Tennessee, being Lot No. 113 of the Charlotte Park, Section 2, as shown on plat of record in Plat Book 3700, Page 91, Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Terra Leanne Reeves, a single woman by deed from Royce S. Lupow and Natalie S. Nixon, devisees of the Estate of Grace S. Sherrill, Deceased, dated December 03, 2021 and of record in Instrument No. 20211208-0162766, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Cabot Drive.
2. Restrictions and reservations of record in Book 4065, Page 67, amended in Book 4142, Page 166, in Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. All matters shown on plat of record in Book 3700, Page 91 in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantor covenant with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 29TH day of September, 2022.

TERRA LEANNE REEVES

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared TERRA LEANNE REEVES, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 29TH day of September, 2022.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-23-2025 DICKSON COUNTY

My commission expires: APRIL 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of September, 2022.

NOTARY PUBLIC

APRIL N. BENNETT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/06/2026 DAVIDSON COUNTY

My commission expires:

****

Map & Parcel No: 102-07-0-050

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO: Leticia
MATT MAHAFFEY and MAHAFFEY
6600 Cabot Drive
Nashville, TN 37209